

FOR SALE BY AUCTION

# Country Retreat



For more information  
call **(613) 347-7672** or visit us online at

**[www.TheresaTaylor.com](http://www.TheresaTaylor.com)**

# Country Retreat with 12 acres For Sale by Auction

## 2806 Dornie Road Alexandria, Ontario

### *Features*

Set in a pastoral country setting, this 12 acre site features a large bungalow with two car garage and over 10,000 trees. This property is perfectly suited for somebody looking to retire to a quiet country retreat.

### *Location*

The property is located at 2806 Dornie Road, just a few kilometers west of the Town of Alexandria. Although near major highways and within commuting distance to either Montreal or Ottawa, the property exudes peace and harmony with nature. Cornwall, Ontario and within The Canada-United States border is only a short drive away.

### *Community Information*

Alexandria is part of the Township of South Glengarry (pop. 12,700), which is part of the United Counties of Stormont, Dundas and Glengarry. Several modern amenities are readily available, including public and separate primary and secondary education, modern hospitals and recreational facilities. The region is home to many churches and community groups.

### *Attractions*

Recreational opportunities are endless, with organized sport leagues for athletes of all ages, several local golf courses to choose from and the St. Lawrence River nearby for boating enthusiasts. Several conservation areas await the nature lover and a variety of events such as the Glengarry Highland Games ensure that there is always something to see and do.



## Real Estate Auction

**Thursday  
August 24, 2006**

**6:00 p.m.  
On-Site**

## Viewings

**Sunday  
August 13 and 20th  
1:00 to 3:00 p.m.**

Auctions are becoming an increasingly popular way of selling houses. Prospective buyers are invited to bring along a lawyer or real estate agent to the auction.

## How Does It Work?

The Auction of this house will take place in the same manner in which you would expect to bid on a piece of personal property. The Auctioneer will move at a slower pace to ensure that every person clearly understands the amount of the previous bid. You will have the opportunity to bid as many times as you like and upon conclusion, the highest bidder will be declared the buyer subject to the approval of the Vendor. Auctioneer's decision is final.

For full rules and terms of sale see the last page of this brochure.



# PROPERTY OVERVIEW

## ***Main Floor - (1680 sq.ft.)***

- One large great room with large windows, wood bookcases line walls
- Parquet wood floors in great room, hallways and bedrooms
- Dining nook and kitchen
- Master bedroom
- Study
- Bathroom
- Laundry Room

## ***Extras***

- Two car garage
- Small enclosed rear porch

## ***Lower Level***

- Large basement with walk-in cold storage

## ***Structure and Mechanical***

- Single story bungalow with brick front built in 1980
- Wood frame construction
- Heating: Electric baseboard, Wood stove
- Plumbing: Copper and ABS
- Electrical: 200 amp service
- Roof: New asphalt shingle roof (November 2003)
- Foundation: poured concrete foundation
- Water: Potable from drilled well
- Sewer: Septic System

## ***Lot***

- Large 12 +/- acre lot with mature trees
- 5,500 white spruce and 4000 white pine
- Frontage: 578.53 ft
- Depth: 1261.21 ft

## ***Zoning and Tax info***

- Legal Description: Concession 4, part lot 13: RP14R1078 Parts 1 & 2
- Assessment: \$149,000 (2006)
- Municipal Taxes: \$2478.43 (2006)

## ***Other Info***

- Additional information may become available prior to the auction.



*Front of House with Garage*



*Great Room*



*Kitchen*



*Study*





***Rear of House***



***Side of House***



***Scenic Driveway***



***Wooded Lands***



***Main Floor Bath***

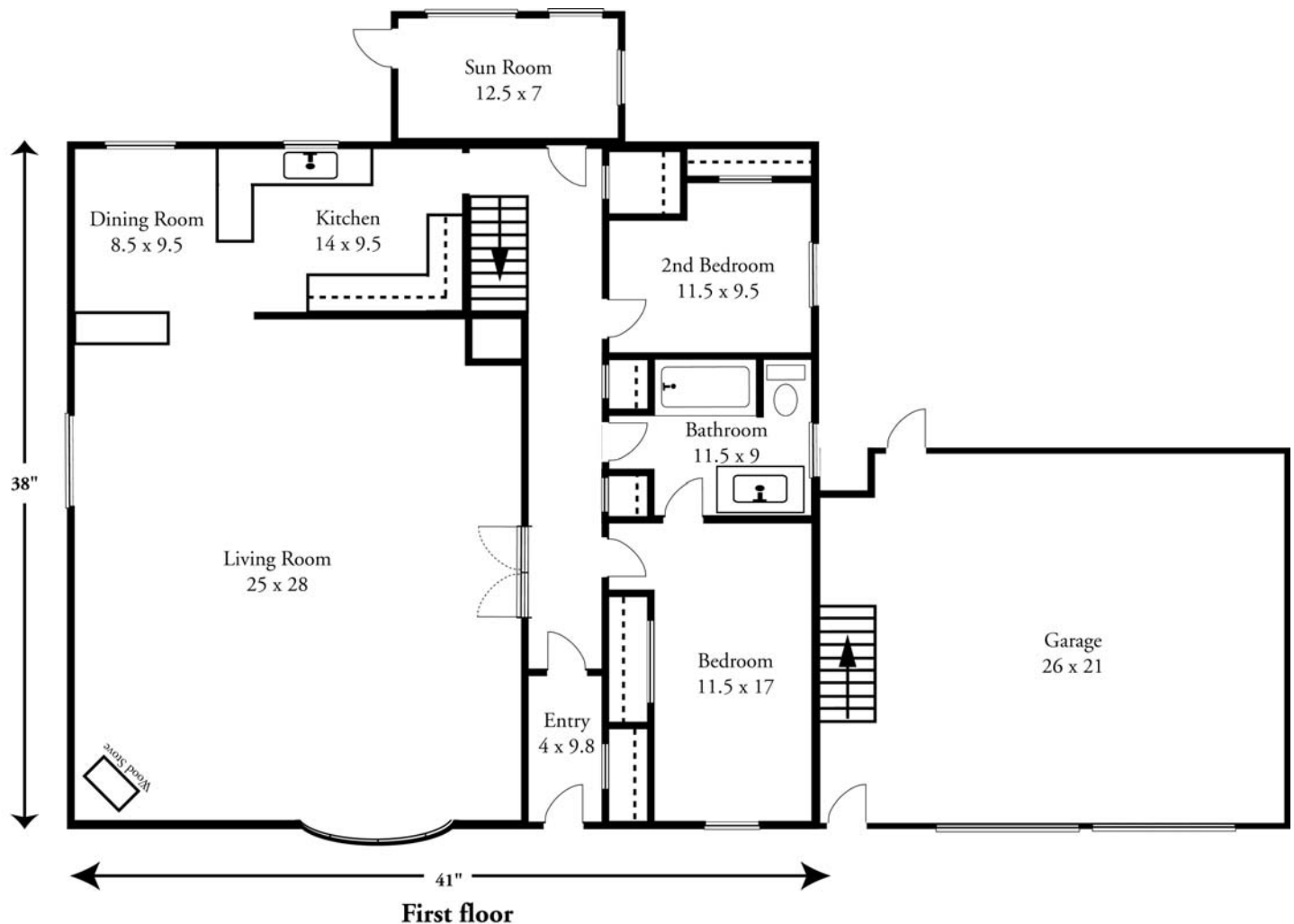


***Dining Nook***

# LAYOUT

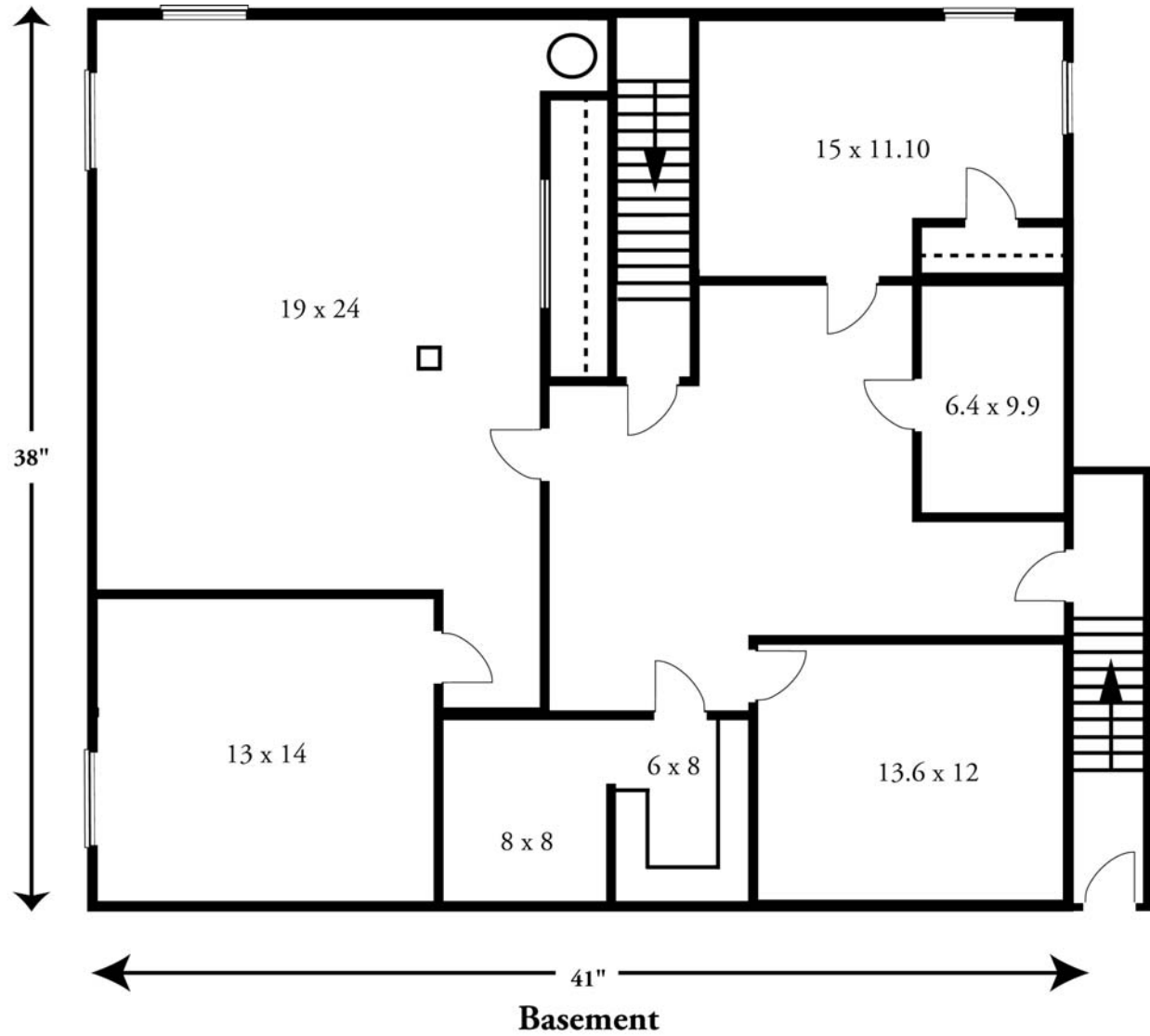
## *Main Level*

The main level is 1680 sq.ft., dominated by the great room (living room). The garage is a two car garage with stairs to the basement.



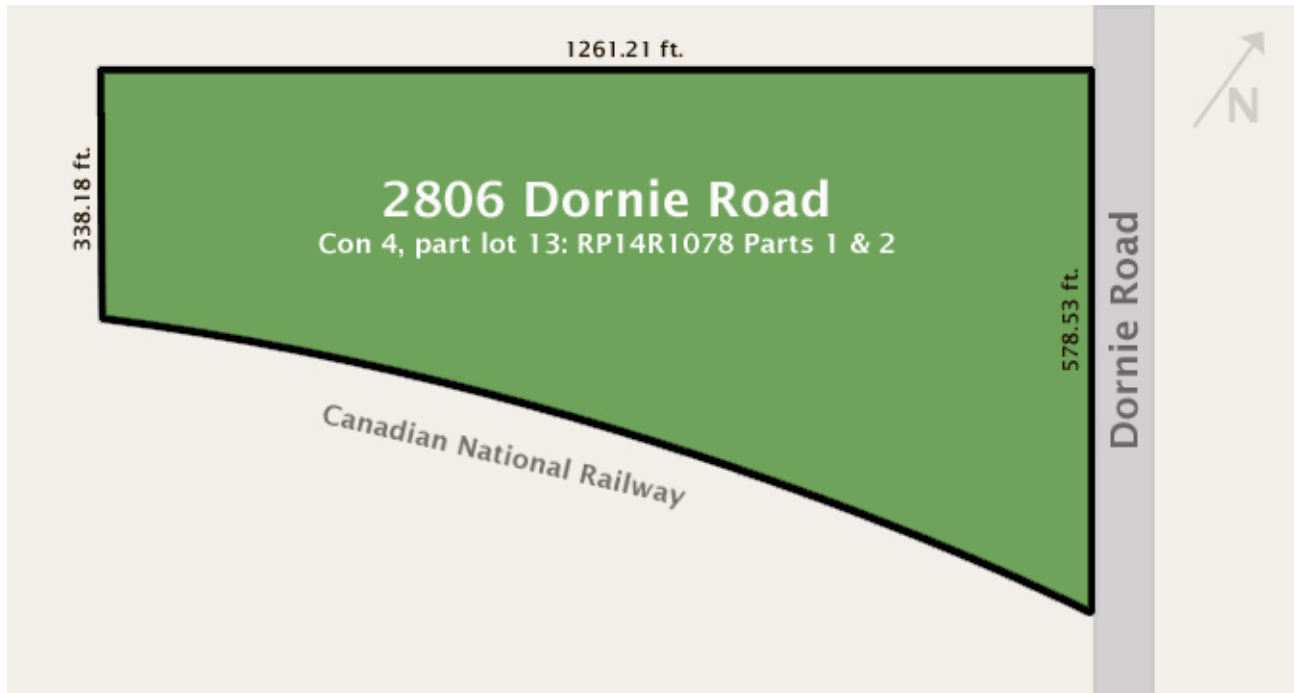
# LAYOUT

## *Basement*

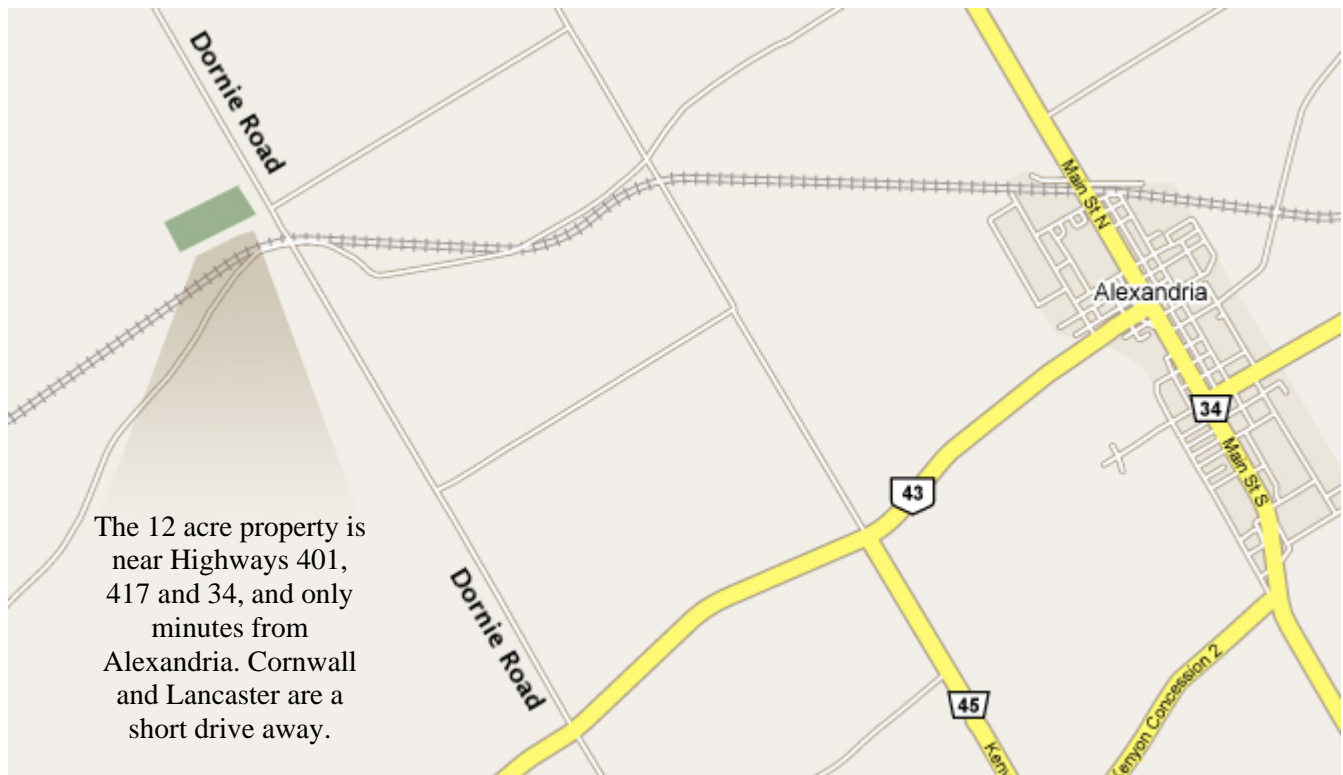




## SITE MAP



## PROPERTY LOCATION



# BID INFORMATION

1. There is no minimum opening bid.
2. The highest bidder will be declared the buyer subject to the approval of the Vendor. An irrevocable deposit of \$15,000.00 will be required from the successful bidder immediately following the Auction. This amount need not be certified, however the funds must be in the account upon which the cheque is written at that time.
3. Closing will be September 25, 2006.
4. No conditions may be added to the agreement by the purchaser either at the Auction or otherwise.
5. The Purchaser's lawyer will be allowed until two weeks prior to closing to inspect title.

# PROCEDURES & TERMS

1. All bidders and others attending this Auction agree that they have read and fully understand these terms and agree to be bound thereby. These terms are in addition to any other posted information, if any.
2. **Registration** for the Real Estate Auction will begin one hour prior to Auction onsite. Anyone interested in bidding **must register** and obtain a bidding card. There is no charge for registering.
3. All **announcements** by the Auctioneer and or Seller at commencement of the Auction will take precedence over any previously printed material or any other oral statements made by anyone employed by, representing, or associated with the Auctioneers.
4. **Questions** will be entertained only prior to the commencement of the Auction proceedings. Please see a bid assistant for questions during the sale itself.
5. If any **dispute** arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
6. Auctioneers reserve the right to reject any or all bids and reserves the right to bid on behalf of an absentee bidder. The existence of absentee bidders, if any, will be disclosed at the beginning of the auction.
7. **Buyer's Premium:** A 10% buyer's premium will be added to the bid price on each property to become part of the total purchase price paid by the Buyer at closing. (i.e. if the final bid on the property is \$100,000.00, add the 10% buyer's premium of \$10,000.00 in this case, for a total purchase price of \$110,000.00).
8. **Agency:** Buyer acknowledges that the Auctioneer represents the seller and that the payment of this premium does not constitute a relationship of dual agency.
9. **Broker Participation:** A commission will be paid by the Vendor to the licensed Real Estate Broker/Agent whose prospect successfully closes on the property. Broker/Agent must call for and complete a Memorandum of Understanding, 48 hours prior to the published Auction date, which is available through the Auctioneer's office at (613) 347-7672.
10. **Closing Costs:** Purchaser will incur standard closing costs, as would be the case through any Purchase of Real Estate in the Province of Ontario.

**Note:** The information contained herein is to the best knowledge of the provider or was compiled from Public Information, and is provided to you without warranties or representations of any kind. The property is offered as is and where is, with all faults and that no warranties or representations are made in connection with the property whatsoever.